

## Plot 7 Docker Holiday Park, Arkholme

OIRO £118,000

40 X 20 Lakeland Leisure – Leisure Licence – ideal holiday or second home

Stunning open-plan kitchen, dining & living area

Free site fees for 1 year – Annual site fee includes VAT, water & Wi-Fi

Panoramic countryside views & natural light throughout



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Nestled in the heart of the beautiful Lancashire countryside, this impressive 40ft x 20ft Lakeland Leisure Home is set within the peaceful and scenic Docker Park near Carnforth – a sought-after location offering both tranquillity and excellent access to nearby amenities and attractions.

Docker Park enjoys a charming rural setting while being just a short drive from Carnforth's town centre, where you'll find supermarkets, independent shops, pubs, cafés, and Carnforth train station, providing direct links to Lancaster, Kirkby Lonsdale, the Lake District, and the wider North West. Outdoor enthusiasts will love the close proximity to the Yorkshire Dales, Arnsdale & Silverdale AONB, and Morecambe Bay. A unique highlight of the park is its position beside a heritage rail line, where steam trains regularly pass by – adding nostalgic charm and a scenic backdrop to your countryside escape.

The current vendor is offering this home with site fees fully paid for 12 months, representing a £4,192 saving – and this also includes water and Wi-Fi for the year, making it a superb turnkey opportunity for any buyer.

The home has been lovingly maintained and used primarily for personal enjoyment, but the owners have also capitalised on holiday letting during vacant periods. The result? A strong track record of high occupancy, with the property being fully booked for the majority of months – highlighting its appeal to the growing UK staycation market. Further information on rental performance is available directly from the vendor.

As a holiday home owner you will also receive complimentary leisure passes to the nearby South Lakeland Leisure village which provides access to its facilities which include, Waters Edge Bar & Restaurant, swimming pool, fitness gym & spa.

Combining scenic views, peaceful surroundings, private fishing lake, excellent transport links, and investment potential, this leisure home is a rare find – ideal as a private holiday retreat or an income-generating holiday let.



### **Entrance Hallway**

3' 8" x 6' 4" (1.13m x 1.94m)

Upon entering the home through a glazed front door, you're welcomed by a bright and airy entrance hallway. Entrance matting provides a convenient spot to wipe shoes after enjoying the beautiful surroundings, while a central heating radiator ensures warmth and comfort all year round. This welcoming space gives a glimpse of the open-plan living area to the left and provides practical access to other areas of the home.

### **Utility Room**

4' 6" x 5' 11" (1.36m x 1.81m)

Immediately to the right of the hallway is the well-appointed utility room. Featuring a tasteful range of fitted units with complementary worktops and an integrated sink, this space is both practical and stylish. Natural light flows in through a window, and the property's boiler is neatly housed here, making it an ideal space for laundry and general storage.

### **Kitchen / Living Area**

19' 10" x 19' 5" (6.05m x 5.91m)

The heart of the home is the stunning open-plan kitchen, dining, and living space – perfectly designed for both entertaining and relaxation. Flooded with natural light from Velux windows and offering panoramic views of rolling countryside, this expansive area combines function with style. The kitchen features an attractive range of modern units with a crisp white worktop and integrated appliances including a microwave, oven, four-ring electric hob, and a sleek sink with drainer. A central island houses the hob and provides additional preparation space, casual dining, and a sociable layout ideal for family holidays. The dining area features cleverly integrated bench seating, offering comfort and space for multiple guests. The living area benefits from two sets of French doors that open to the rear balcony, where tranquil views await. This space is perfect for unwinding, with TV aerial access and plentiful sockets ensuring practicality alongside comfort.

### **Inner Hallway**

10' 0" x 2' 11" (3.06m x 0.89m)

Leading from the open-plan living space, the inner hallway provides access to the private quarters of the home.

### **Bathroom**

5' 7" x 9' 5" (1.71m x 2.86m)

To the left, the luxurious bathroom offers a stylish and practical space to relax. A full-sized bath with shower overhead is set against tasteful, low-maintenance modern wall panels. An opaque window allows natural light to fill the room without compromising privacy. Additional features include a vanity sink unit with mirror above and shaving socket, a W/C, chrome heated towel rail, and a built-in storage cupboard – ideal for towels, linens, and more.

### **Bedroom 2**

8' 2" x 9' 5" (2.50m x 2.86m)

This comfortable twin bedroom is well-appointed with wardrobe storage, recessed spotlights, and ample electric sockets. A large window allows natural light to flood the room, creating a bright and inviting space – ideal for family members or guests.

### **Bedroom 1**

9' 0" x 9' 5" (2.74m x 2.86m)

The principal bedroom is a truly spectacular retreat. A stylish panelled feature wall behind the bed adds visual interest and warmth, while mirrored wardrobes enhance the sense of space and provide generous storage. Wall-mounted aerial access and power sockets make it easy to install a TV for added comfort. A window to the rear elevation ensures a flow of natural light, and recessed ceiling spotlights complete the room's refined ambience.

### **En-Suite**

4' 7" x 9' 5" (1.39m x 2.88m)

The en-suite is a perfect complement to the primary bedroom, creating a deluxe, hotel-style experience. It boasts a spacious double walk-in shower finished in modern, low-maintenance wall panels. Additional fittings include a sleek wash basin with vanity unit, W/C, chrome heated towel rail, shaver socket, and recessed lighting – all thoughtfully arranged to maximise function and luxury.

## GARDEN

Outside, this Leisure Home sits on an impressive plot that combines scenic charm with practical outdoor living. A beautifully maintained lawn wraps around the property, framed by established trees and shrubs that enhance the sense of privacy and tranquillity. A small patio area provides the perfect spot to unwind on a warm summer evening.

## BALCONY

The raised decking – accessible via the twin French doors from the living area or by steps at the side of the home – offers an ideal setting for outdoor dining, socialising, or simply enjoying the view. The decking overlooks a picturesque pond and a charming heritage railway line where steam trains occasionally pass – adding a touch of nostalgic delight to your surroundings.

## DRIVEWAY

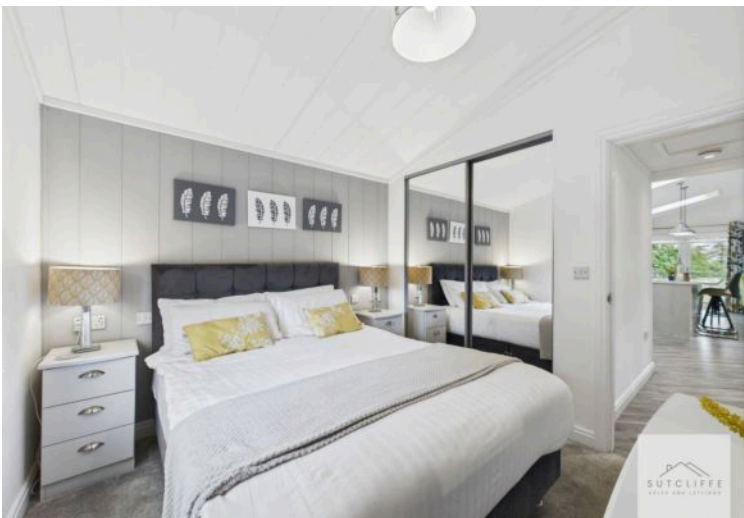
### 2 Parking Spaces

The property also benefits from a private driveway with parking for two vehicles, offering convenience for both homeowners and visiting guests.

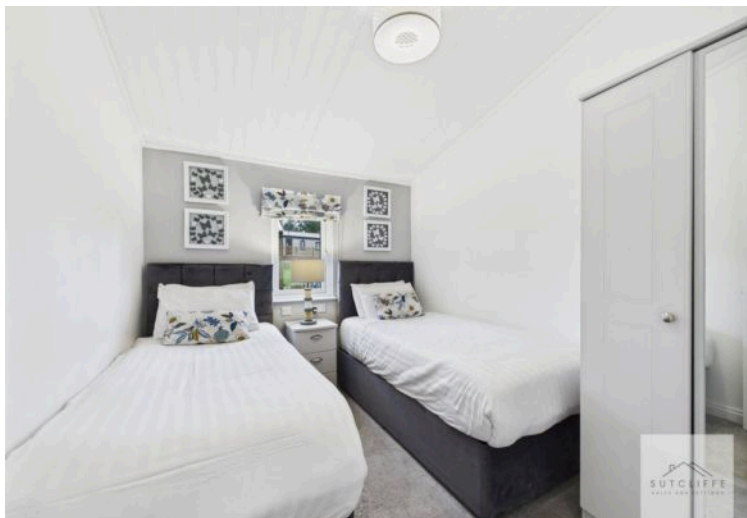
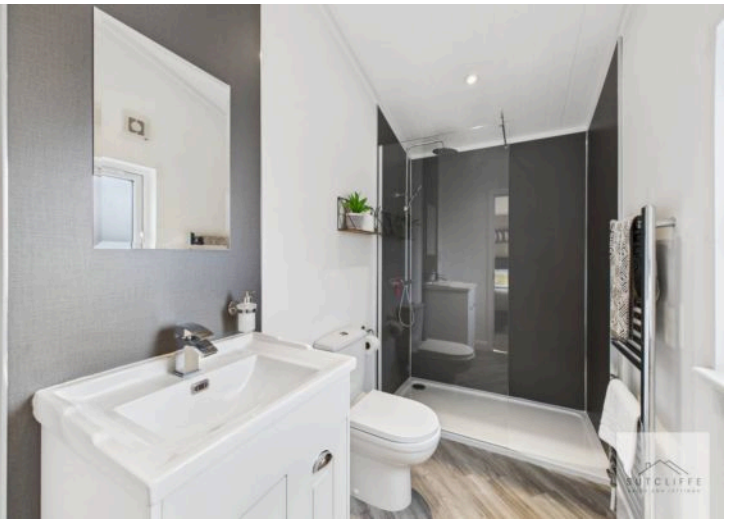
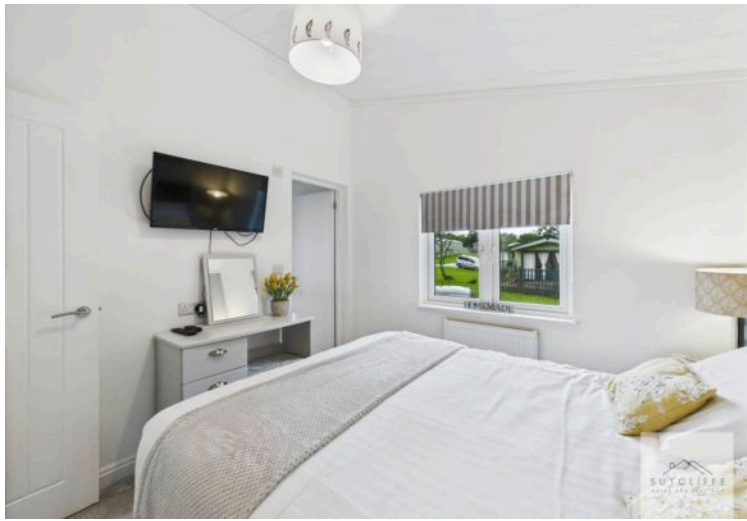




















Approximate total area<sup>(1)</sup>  
68 m<sup>2</sup>  
731 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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